

# the gambrel **UIC** Homes

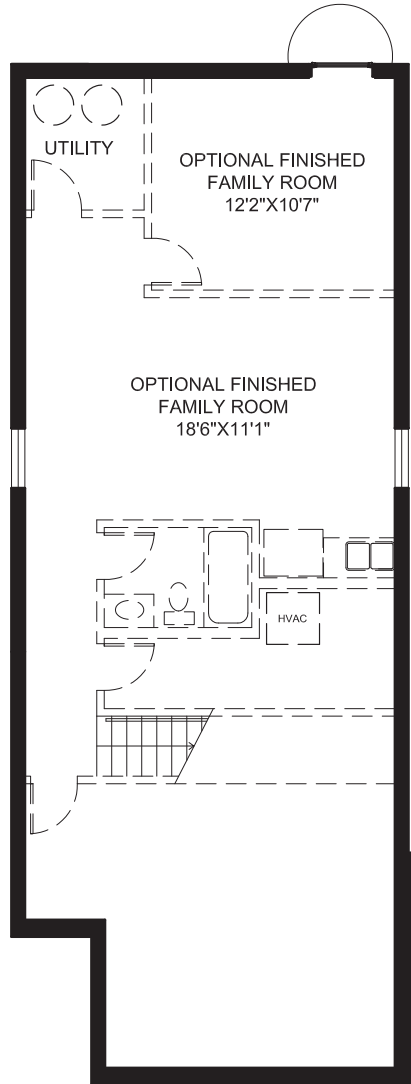
contemporary homes in the  
botanical heights neighborhood

- new construction
- 3 bedrooms
- 2.5 baths
- 1,970 square feet

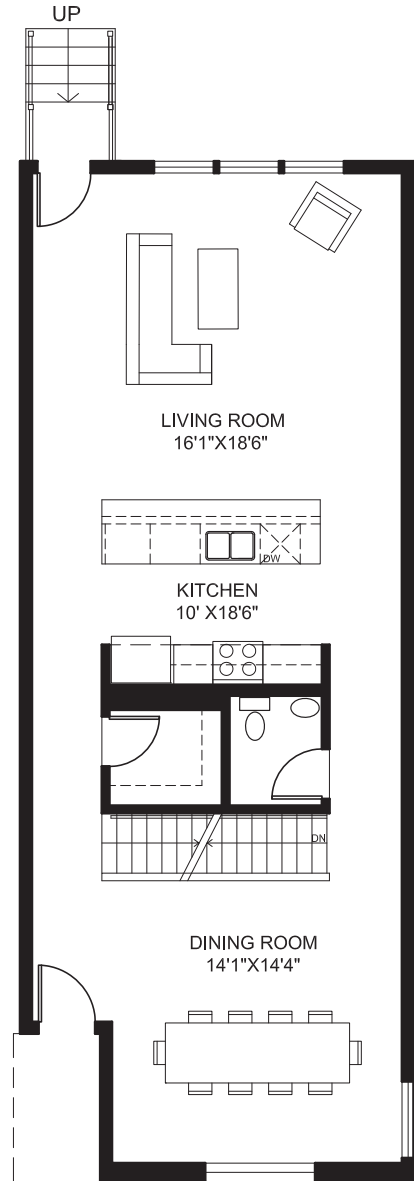


# FLOOR PLAN

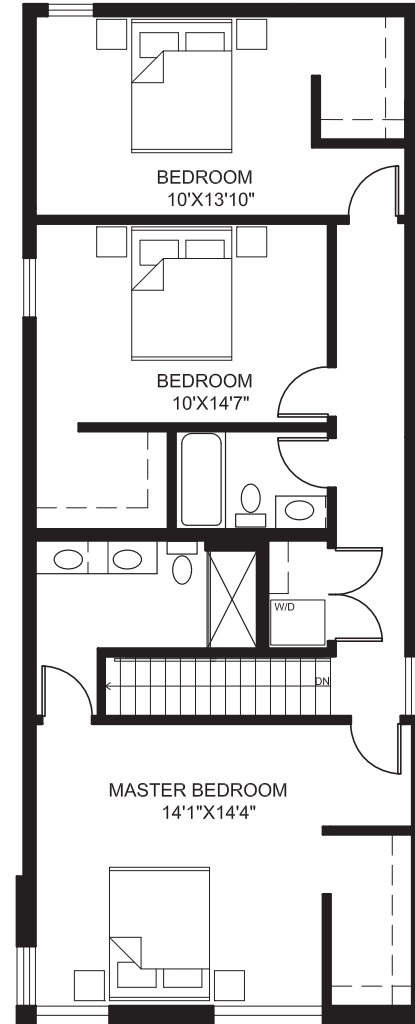
Disclaimer: Individual room dimensions are approximate and may vary somewhat from the plan layout diagrams once constructed.



LOWER LEVEL



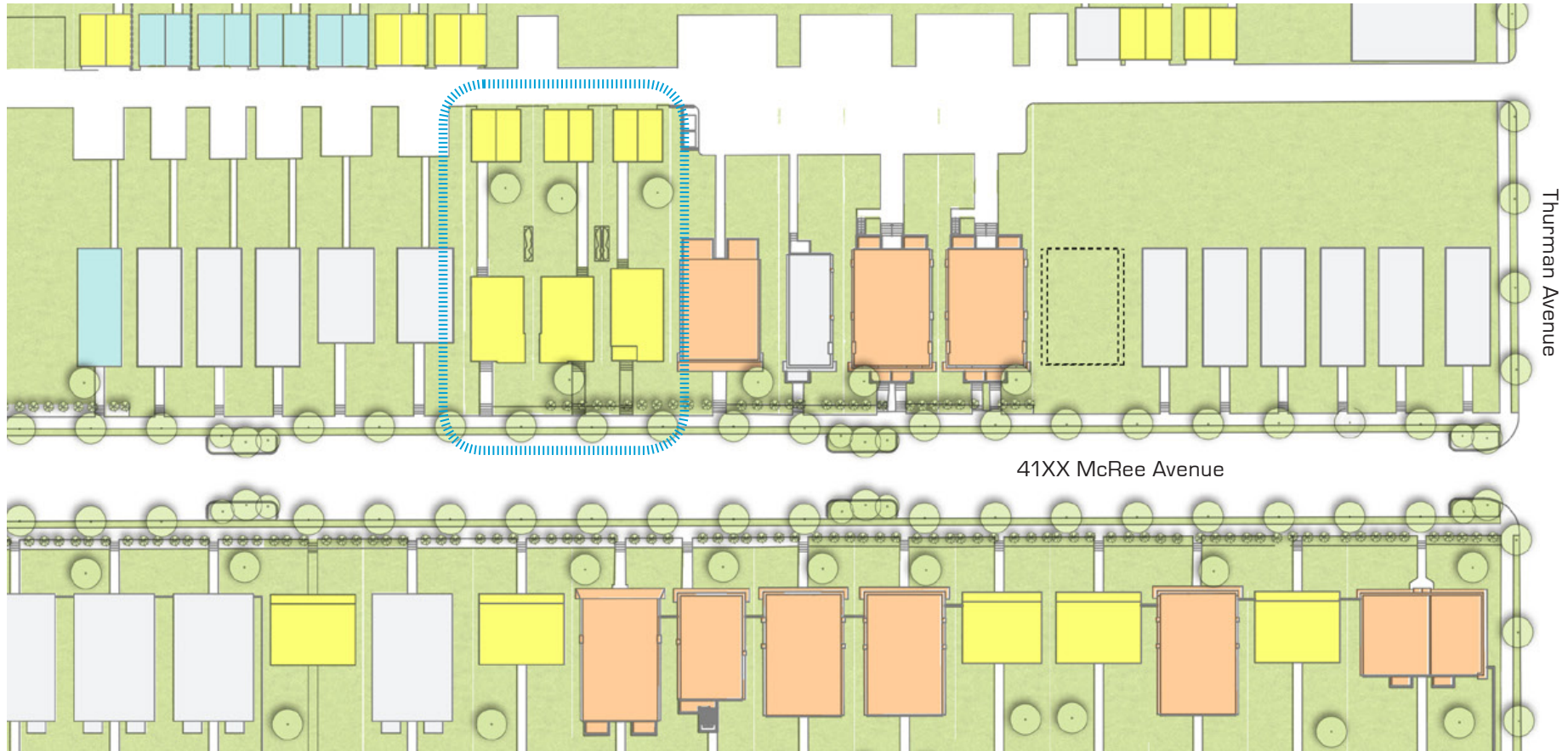
ENTRY LEVEL



UPPER LEVEL

# SITE PLAN

- Completed UIC projects
- Available Home Sites
- Mixed-Use Redevelopment
- Existing non-UIC Buildings



**STRUCTURAL**

9'/10' first floor ceilings per plan (8' standard on Flounder/Flounder Plus/Lafayette)  
 8' second floor ceilings  
 8' basement pour, 3.5" concrete floor  
 Drain tile around interior perimeter of home with sump pit, including pump  
 Basement Egress window and 2 sliding hopper windows  
 Hung basement waste plumbing, to eliminate backups  
 2x6 exterior wall framing (per plan), fiberglass wall insulation R19(per plan)  
 OSB 3/4" tongue and groove, glued and nailed sub-flooring  
 Blown cellulose or foam roof insulation (per plan)  
 25yr asphalt shingle roof or .60 mil TPO flat roof (per plan)  
 Vinyl double-pane, insulated, argon low-E windows  
 Thermatru insulated entry doors  
 Lower level laundry connections

**MECH/ELEC/PLUMB**

High efficiency gas furnace  
 13+ seer electric air conditioner  
 50 gallon electric water heater  
 200 AMP underground electrical service  
 Integrated smoke / CO detectors (110 volt with battery backup)  
 Front and rear exterior GFI outlets  
 Individual shut-offs to all plumbing  
 PEX plumbing feeds and PVC drains  
 Pre-wired for 3 TVs and 4 CATV data  
 Security system included  
 Electric dryer outlet

**EXTERIOR FEATURES**

James Hardie cement fiber siding  
 Brick front façade (per plan)  
 Full housewrap and butyl window flashing tape  
 2 vehicle parking pad  
 2 frost free hose bibs with shutoffs  
 Concrete private and city walks  
 Pre-finished aluminum gutters and downspouts  
 Treated wood rear porch (per plan)  
 Generous landscape package

**INTERIOR FINISHES**

Hardwood flooring at first floor foyer—  
 Oak 2 1/4" strip flooring  
 Walk-in bedroom closets (per plan)  
 Ventilated wire shelving in all closets  
 Choice of premium wall-to-wall carpeting at 2<sup>nd</sup> floor  
 Birch or white prefinished slab doors  
 3.5" solid wood modern radius top baseboards throughout  
 Deadbolts front and rear entry doors  
 Two coats of high quality, low VOC, paint on all interior walls, with smooth ceilings matching wall color

**KITCHEN + BATH FEATURES**

Locally sourced kitchen and bath cabinetry by Aspect  
 Premium laminate countertops  
 Large kitchen peninsula/island with overhang countertop for seating (per plan)  
 Stainless steel double bowl drop in sink  
 1/3 Horsepower garbage disposal  
 Stainless-steel GE/Whirlpool electric appliances inc. range, dishwasher, microwave  
 Single-lever Grohe plumbing features throughout

Cultured marble vanity tops  
 Vikryl surround in showers  
 Bypass shower door included in master bath (per plan)  
 Full plate glass mirrors over all vanities  
 High-efficiency toilets

**OTHER GREAT FEATURES**

10 Year tax abatement (*where applicable*)  
 Fully seeded yard  
 All-new utility services  
 Underground conduit for future cable and phone service  
 One year UIC bumper to bumper warranty and 10 year 3rd-party bonded structural warranty  
 Designer selected lighting package with multiple available finishes

**GREEN + SUSTAINABILITY FEATURES**

Ultra-low VOC paints  
 2x6 exterior framing with R19 insulation  
 Foam insulation (per plan)  
 Controlled flow plumbing fixtures  
 Water-saving toilets  
 High Efficiency HVAC  
 Humidity controlled exhaust fans  
 Reflective TPO roofing (per plan)

Talk to Sales Associate about Green and other available features and upgrades.